

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

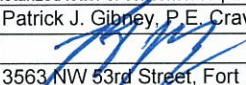
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Florida Department of Transportation Office of Right of Way
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	3400 W Commercial Blvd., Fort Lauderdale, FL 33309-3421
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Patrick J. Gibney, P.E. Craven Thompson & Associates
Applicant / Agent's Signature	
Address, City, State, Zip	3563 NW 53rd Street, Fort Lauderdale, FL 33309
E-mail Address	pgibney@craventhompson.com
Letter of Consent Submitted	

Development / Project Name	River Oaks Stormwater Preserve Park Parking Area
Development / Project Address	<u>Existing:</u> <u>New:</u>
Legal Description	N/A
Tax ID Folio Numbers (For all parcels in development)	5042 16 00 0150 & 5042 21 00 0410
Request / Description of Project	21 space parking lot
Total Estimated Cost of Project	\$ (including land costs)

Current Land Use Designation	TRANSPORTATION
Proposed Land Use Designation	TRANSPORTATION
Current Zoning Designation	T
Proposed Zoning Designation	T
Current Use of Property	VACANT
Number of Residential Units	N/A
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structured parking)	N/A
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No


Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	NONE	N/A
Lot Density	NONE	N/A
Lot Width	NONE	N/A
Building Height (Feet / Levels)	60' MAXIMUM	N/A
Structure Length	NONE	N/A
Floor Area Ratio	NONE	N/A
Lot Coverage	NONE	N/A
Open Space	NONE	N/A
Landscape Area	NONE	N/A
Parking Spaces	NONE	21

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/>	NONE	N/A
Side <input type="checkbox"/>	NONE	N/A
Side <input type="checkbox"/>	NONE	N/A
Rear <input type="checkbox"/>	NONE	N/A

[illegible]

FROM S.W. 21st. ST. TO S.W. 23rd. CT. FROM S.W. 20th. TER. TO 19th. AV.
FORT LAUDERDALE, FLORIDA

Peter Wayne Aquart
Florida P.E. No. 34176
September 15, 2015

 **CRAVEN & THOMPSON AND ASSOCIATES, INC.**
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 738-6409 TEL: (954) 738-1400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 000011
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 000014

NATIONAL BORDERS EXIST IN THE PRESENCE OF PHYSICAL BORDERS. WE ARE, AND SHALL BE, CONSIDERED TO BE "IN" IN THAT ENTIRETY JURISDICTION OF CRAVEN/THOMPSON & ASSOCIATES, INC. FOR ALL PURPOSES. CRAVEN/THOMPSON & ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.



PROJECT #11868
RIVER OAKS



FORT LAUDERDALE CITY COMMISSION

JOHN P. "JACK" SEILER	MAYOR
BRUCE G. ROBERTS	COMMISSIONER - DISTRICT I
DEAN J. TRANTALIS	COMMISSIONER - DISTRICT II
ROBERT L. MCKINZIE	COMMISSIONER - DISTRICT III
ROMNEY ROGERS	COMMISSIONER - DISTRICT IV

PROJECT MANAGER	JOB TITLE	PHONE NO.
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DATE: JULY 2015

CAD FILE: 11868-001-COVR

DRAWING FILE No.: 4-138-52

NOT FOR CONSTRUCTION

N:\DWG\ENG\PROJECTS\2012\12-0047-001-02 RIVER OAKS CONCEPTUAL DRAWINGS\CURRENT\FORT LAUDERDALE\11868-004-SITE.DWG

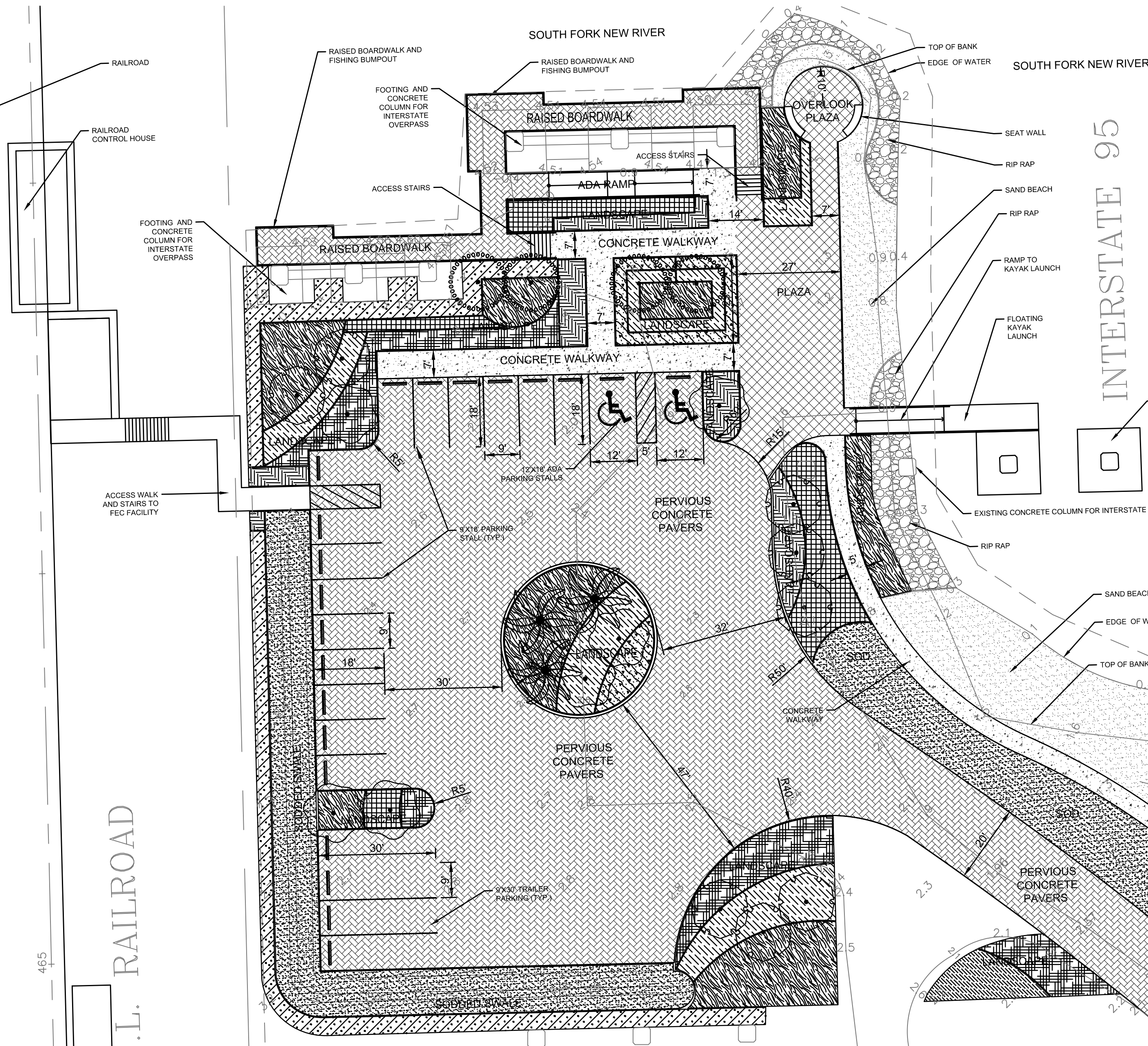


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FAX: (954) 738-6409 TEL: (954) 738-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114

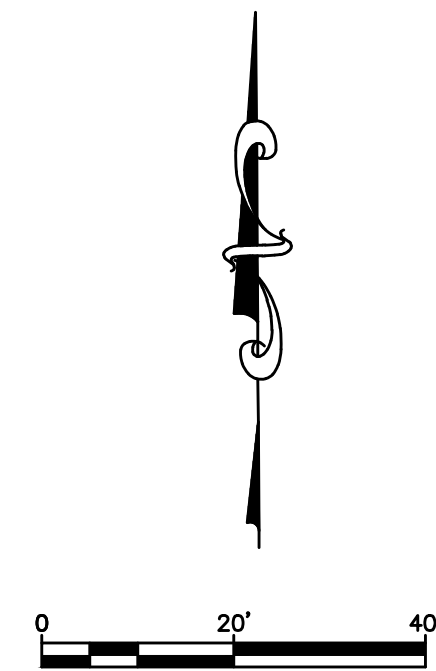
NOTES: 1. THIS DRAWING IS THE PROPERTY OF CRAVEN & THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CRAVEN & THOMPSON & ASSOCIATES, INC. 2. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR.

S.C.L. RAILROAD
100' R/W PER FLORIDA DEPARTMENT OF TRANSPORTATION
R/W MAP SECTION 86095-2405 SHEET 9 OF 22

S.C.L. RAILROAD



PARCEL A,
LAUDERDALE MARINA CENTER
P.B. 168, PG. 42, B.C.R.



ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

INTER STATE 95 VARIABLE WITH R/W
PER FLORIDA DEPARTMENT OF TRANSPORTATION
R/W MAP
SECTION 86095-2405, SHEET 9 OF 22

PROJECT # 11868
RIVER OAKS
STORMWATER PRESERVE PARK
ANALYSIS AND PLANNING
CONCEPTUAL SITE PLAN

SHEET NO. 008 OF 12
TOTAL: 12
CAD FILE: 11868-004-SITE
DRAWING FILE NO. 4-138-52

NO.	REVISIONS		DESCRIPTION
	DATE	BY	

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
100 North Andrews Avenue, Fort Lauderdale, Florida 33301

DRAWN BY: DJS
DESIGNED BY: DJS
CHECKED BY: DJS
DATE: JULY 2015
SCALE: 1"=20'
FIELD BOOK: 33301

Douglas J. Schultz
Florida R.L.A. No. 6666937
September 15, 2015



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: November 10, 2015

Project Name: City of Fort Lauderdale / River Oaks Parking Lot
and Kayak Launch

Case Number: PRE15008

Request: Pre-DRC Item: Parking Lot and Kayak Launch

Location: 2101 SW 19th Avenue

Zoning: Transportation (T)

Land Use: Transportation

Project Planner: Eric Engmann

Case Number: PRE15008

City of Fort Lauderdale –
River Oaks Parking Lot and
Kayak Launch

2101 S.W. 19th Avenue

CASE COMMENTS:

A. Please respond to Comments 1 through 17 prior to Final DRC sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov and/or Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at 954-828-6133 or rbenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.
4. Adjust boardwalk alignment in northwest corner of Park preserve area (east of I-95 Right-of-Way), so that it's roughly parallel to adjacent Access Driveway.
5. Provide number of parking spaces required for this overall approximate 8 acre site.
6. FDOT to provide limerock paving material for Access Driveway, but per City's Code of Ordinances, it needs to be paved (dustless). Discuss if alternative paving materials are available.
7. Discuss justification for proposed pervious pavers beneath existing I-95 bridges, and whether different paving materials should be utilized.
8. Discuss gated access for Access Driveway, and if closed after dark, how FDOT Bridge Tenderer maintains after-hours access.
9. Sheet C-4: Show and reference Public Work's site layout on Jacob's utility layout, in order to clarify relative location of new utilities with the overall site improvements.

10. Sheet 012: Show and reference Jacob's utility improvements for this project, in order to clarify irrigation connection to new waterline.
11. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
12. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
13. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
14. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
15. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
16. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.
17. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809.

B. Respond to Comments 18 through 29 prior to Engineering Permit Approval

18. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with

the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.

19. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a maintenance agreement shall be executed with the City acknowledging that the Applicant will maintain all the facilities, landscaping, and hardscaping improvements within the City's Right-of-Way.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

20. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
21. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
22. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
23. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - 1) Include a narrative for each phase along with roadways utilized for materials delivery
 - 2) Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 - 4) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 - 5) Show location and type of construction crane(s), including span radius
 - 6) Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code

- 9) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 - 11) Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 - 14) Indicate where and how concrete trucks will stage during multiple yardage pours
 - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes
 - 18) Indicate schedule for street sweeping of periphery of construction site
 - 19) Indicate if dewatering is proposed.
24. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
25. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
26. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
27. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.
28. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.



CITY OF FORT LAUDERDALE
DRC COMMENT REPORT

Division: ENGINEERING

Member: Alex Scheffer

ascheffer@fortlauderdale.gov

954-828-5123

29. Please discuss with City Public Works Department - Utilities, Rick Johnson at 954-828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: PRE15008

CASE COMMENTS:

Please provide a response to the following prior to final DRC Signoff:

1. For proposed work in and around existing Mangroves, Broward County must be contacted for permission and permits to proceed. Contact Linda Sunderland at Broward County Environmental Protection and Growth Management Department, Environmental Licensing and Building Permitting Division at (954) 519-1454 or LSUNDERLAND@broward.org. Provide documentation illustrating such communication and requirements.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

2. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
3. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
4. Provide irrigation plan illustrating an automatic system in accordance with ULDR Section 47-21.10. This is to include the rights-of-way areas and the outside of buffer yard wall.
5. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: PRE15008

CASE COMMENTS:

The intent of the Pre-DRC application is to provide preliminary discussion on a proposed project. These comments are provided at a broader level than those given at the time of Development Review Committee (DRC) submittal.

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>).
2. The site is designated Transportation on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Provide documentation of support and/or intent to lease the property from the Florida Department of Transportation ("FDOT").
4. Provide a breakdown of the parking on the site for the proposed uses and each use currently on the site. Clearly explain the proposed parking in the project narrative.
5. Discuss the driveway access from SW 19 Street to the parking facility/kayak launch. Specifically indicate:
 - a. How the driveway material used is consistent with the requirements of the Unified Land Development Regulations ("ULDR"); and,
 - b. How pedestrian access for those not utilizing the stormwater preserve will be provided.
6. Provide landscaping that is appropriate for a low-light area that is also subject to flooding. Also, indicate the location of protected mangroves on the property.
7. Under the premise that this area is in a low area abutting the New River, consider designing the site to allow for, and anticipate occasional flooding of a portion of the site.
8. Consider some form of area lighting using Crime prevention through environmental design ("CPTED") principles.
9. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project including, such as, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS:

The following comments are for informational purposes.

10. Additional comments may be forthcoming at the DRC meeting.

Case Number: PRE15008

CASE COMMENTS:

Please provide a response to the following:

1. The site should be equipped with emergency communication devices that are easily identified.
2. C.P.T.E.D. principles should be utilized in the design. Particularly those addressing Natural Surveillance, 2 feet bush height, tree canopies no lower than 6 feet, Lighting and other security initiatives in line with C.P.T.E.D.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: PRE15008

CASE COMMENTS:

1. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
2. Please consider providing electric car charging stations.
3. Please consider access to the park from west of the tracks if possible.
4. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
5. Additional comments may be provided upon further review.
6. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.